

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 20, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

110-DR-2005
The 4020 Building

LOCATION

4020 N. Scottsdale Road

REQUEST

Request to approve site plan, elevations, landscape plan, and lighting plan for a proposed adaptive reuse of an existing office building into a proposed 3-story mixed use (residential and retail) structure.

OWNER

Red Mountain
714-460-1562

ENGINEER

Southgate Associates
480-970-6862

ARCHITECT/
DESIGNER

Architekton
480-894-4637

APPLICANT/
COORDINATOR

Peter Blied
Red Mountain Retail Group
714-460-1551

BACKGROUND

Zoning.

The site is zoned Downtown Office Commercial Type 2 / Downtown Overlay (D OC-2/DO) The D OC-2 / DO zone district allows for a range of uses, and includes mixed use (residential & retail) projects.

Context.

The site is located on the western side of Scottsdale Road, just south of Indian School Road. Directly to the south (across E. 1st Avenue) is the Patsy Grimaldi's building. To the south and the east are structures located within the City's designated "Old Town" area, with this property being located just outside that designated area.

Adjacent Uses:

- North: Restaurant/coffee shop (Starbuck's & Baja Fresh) on the southwest corner of Indian School Road and Scottsdale Road in the Downtown Office Commercial Type 1 / Downtown Overlay (D OC-1 / DO) zone.
- South: Restaurant (Patsy Grimaldi's Pizza) in the Downtown Retail Specialty Type 1 / Downtown Overlay (D RS-1 / DO) zone.
- East: Various commercial retail and restaurant uses in the Downtown Retail Specialty Type 1 / Downtown Overlay (D RS-1 / DO) zone and the Central Business District / Downtown Overlay (C-2 / DO) zone.
- West: Various office / retail uses in the Central Business District / Downtown Overlay (C-2 / DO) zone.

APPLICANT'S
PROPOSAL**Applicant's Request.**

Request to approve site plan, elevations, landscape plan, and lighting plan for a proposed adaptive reuse project of an existing 3-story office building into a proposed 3-story mixed use (residential and retail) structure.

Development Information:

- Existing Use: Office
- Proposed Use: Residential & Furniture Gallery
- Parcel Size: 19, 144 Square Feet
- Building Size: 31, 236 Square Feet
- Building Height Allowed: 38 Feet (no more than 3 levels)
- Building Height Proposed: 38 Feet (3 levels)
- Parking Required: 34
- Parking Provided: 36
- Open Space Required: None
- Open Space Provided: 1068 Square Feet
- FAR Allowed: 2.15 (Based on D zone district bonuses & previous street dedications)
- FAR Provided: 1.7
- Number of Units: 21
- Density allowed 50 du/acre
- Density provided: 31.5 du/acre

The applicant is proposing to essentially rebuild from the inside out the existing office building on the northwest corner of Scottsdale Road and E. 1st Avenue, and construct a 3-story mixed use (residential & furniture gallery) structure in its place. The existing entry point to the underground garage would remain constant, entering from E. 1st Avenue. Parking is also provided on the alley side (north) of the building, and trash collection will remain in this configuration as well. If approved, residents of the proposed residential component would enter on E. 1st Avenue into a lobby on the western side of the structure, and proceed to either a stairwell or an elevator to the proposed residential units. The applicant is also proposing private area open space to be utilized on the roof of the structure (3, 535 square feet).

The structure is proposed to be somewhat modern in its form, with straight, boxy edges and horizontal & vertical movement. The skin of the building is proposed to be a mix of bronze, brown brick, painted steel, hardiplank, stucco, cable railing, aluminum, and glazed windows. Colors are generally provided by the colors of the building materials themselves (and some painting), and are characterized in the brown / orange / beige color families.

The applicant is proposing to keep the trees located in front of the structure on both E. 1st Avenue and Scottsdale Road.

DISCUSSION

The applicant is proposing to rebuild an existing office building into a three-story mixed use (residential & furniture gallery) building. The change to the

structure will represent a significant change to the streetscape and context of the surrounding area adjacent to the old town area of the Downtown. Generally speaking, at the time of the Downtown Plan (1987) and the adoption of the Downtown Overlay zoning ordinance (2003), one of the primary issues of concern for the City was the retention of the character and feel of the retail specialty areas; with “Old Town” being one of the most important.

Old Town Scottsdale is bound (formally) by Indian School Road on the north, E. 2nd street on the south, Brown Avenue on the east, and Scottsdale Road on the west (except for the area between E. 1st Avenue and E. 1st Street on the western side of Scottsdale Road, which is also included). This project is located just outside this formally designated area, being adjacent on both the eastern and southern sides, across Scottsdale Road and E. 1st Avenue respectively. While not located inside the formal boundary of the district, this parcel plays a key role in protecting the fine grain character and feel of the Old Town neighborhood.

The existing building was approved in 1985, and was built shortly thereafter. It has existed in its current state since that time. Late last year, the applicant submitted a formal DRB application to construct a very modern building on the site. The staff commented at that time that the structure was out of context for the area, and the applicant revised the drawings to provide the design currently before the Board for consideration. The current application is an improvement over the first submittal, but still misses the mark in terms of its contextual response to the surrounding area. The primary concerns are listed below as key issues:

KEY ISSUES

1. Architectural Style

The proposed building, while not as drastic a departure from the surrounding architectural style, as the first submittal, is still fairly modern in its approach to creating vertical elements. The use of squared edges, boxy forms, and the selected materials (see below) create the look and feel of a modern structure in the context of old west buildings created of red brick and / or Santa Fe style adobe construction. This dichotomy creates conflict, which is further exacerbated in the context of the Baja Fresh / Starbuck’s building to the north, which is also built using a building skin which features traditional brick (i.e., buildings directly to the north and south). While the proposed modern style has definitely been successful in the marketplace, its placement at this location, directly adjacent to the Old Town area, is inappropriate in its contextual response to the surrounding environment.

2. Proposed Materials

The applicant is proposing a building skin of brown brick, painted hardiplank, bronze storefront, and aluminum. The Old Town design guidelines contemplate wood siding (i.e., board and batten, tongue and groove, etc.), flat finish opaque or transparent earthtone colors, with stucco, stone or brick below sill heights.

As noted above, the subject parcel is not formally located inside the Old Town boundary. However, being adjacent to Old Town on two sides makes the contextual response of this building important to the long term ability to retain the character of the Old Town area. The proposed brick and hardiplank are somewhat out of character for the area, which includes a more traditional red brick and / or wood/board and batten façade on most buildings in the Old Town area. Additionally, the cable railing proposed for the balconies, in conjunction with the bronze and aluminum used as accent materials on the structure, are out of context in an area usually associated with the old west.

3. Policy Issues

The City of Scottsdale has taken care in every step of the planning process to retain the character and feel of the retail specialty Type 1 areas in the Downtown; and most notably the Old Town area, as a microcosm of the City mantra of the “West’s most western town.” While this project incorporates some elements of the Old Town design guidelines, the overall design of the structure, as proposed, does not appear to fit in with the Old Town atmosphere created across the street with the Patsy Grimaldi’s building, nor the other structures located across Scottsdale Road to the east. This project could provide better contextual response to the surrounding buildings and continue the City’s theme of the Old Town area.

Citizen Involvement

Several members of the community have provided comments to staff regarding this project, mostly by oral conversations. All written communication has been provided in this staff report as Attachment 7. Generally speaking, the comments were very negative regarding the first proposal in December 2005, suggesting that it was not at all in context with the area. Regarding the most recent iteration, the comments have been more subdued, but continue to suggest that there might be some things the developer can do to help better fit the context of the area before receiving final approval of the project (included in email communication in Attachment 7). The developer held two open houses with concerned neighbors regarding the project.

OTHER BOARDS AND COMMISSIONS

None. The Development Review Board’s decision in this matter is final, unless a timely appeal is filed with the City Clerk’s office.

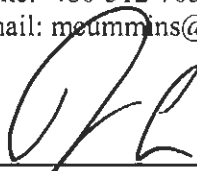
STAFF RECOMMENDATION

Staff recommends continuance of this application to a date uncertain. Staff will work with the applicant to address any outstanding issues based on the Board’s direction on the key issues presented in this staff report. If the Board chooses to approve the request in its current form, staff has attached draft stipulations for the Board’s consideration.


STAFF CONTACT(S)

Mac Cummins, AICP
Principal Planner
Phone: 480-312-7059
E-mail: mcummins@ScottsdaleAZ.gov

APPROVED BY



Mac Cummins, AICP
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Citizen participation
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 5.11.06

Project No.: 608-PA-2005

Coordinator: Mac Commins

Case No.: _____

Project Name: The 4020 Building

Project Location:

4020 N. SCOTTSDALE RD.

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: D OC-2

Proposed Zoning: D OC-2

Number of Buildings: 1

Parcel Size: .665 Ac

Gross Floor Area/Total Units: 31,236

Floor Area Ratio/Density: 1.5/27 ^{Units} ~~Per~~ Ac

Parking Required: 46

Parking Provided: 36

Setbacks: N - 3' S - 20'

E - 20' W - 3'

Description of Request:

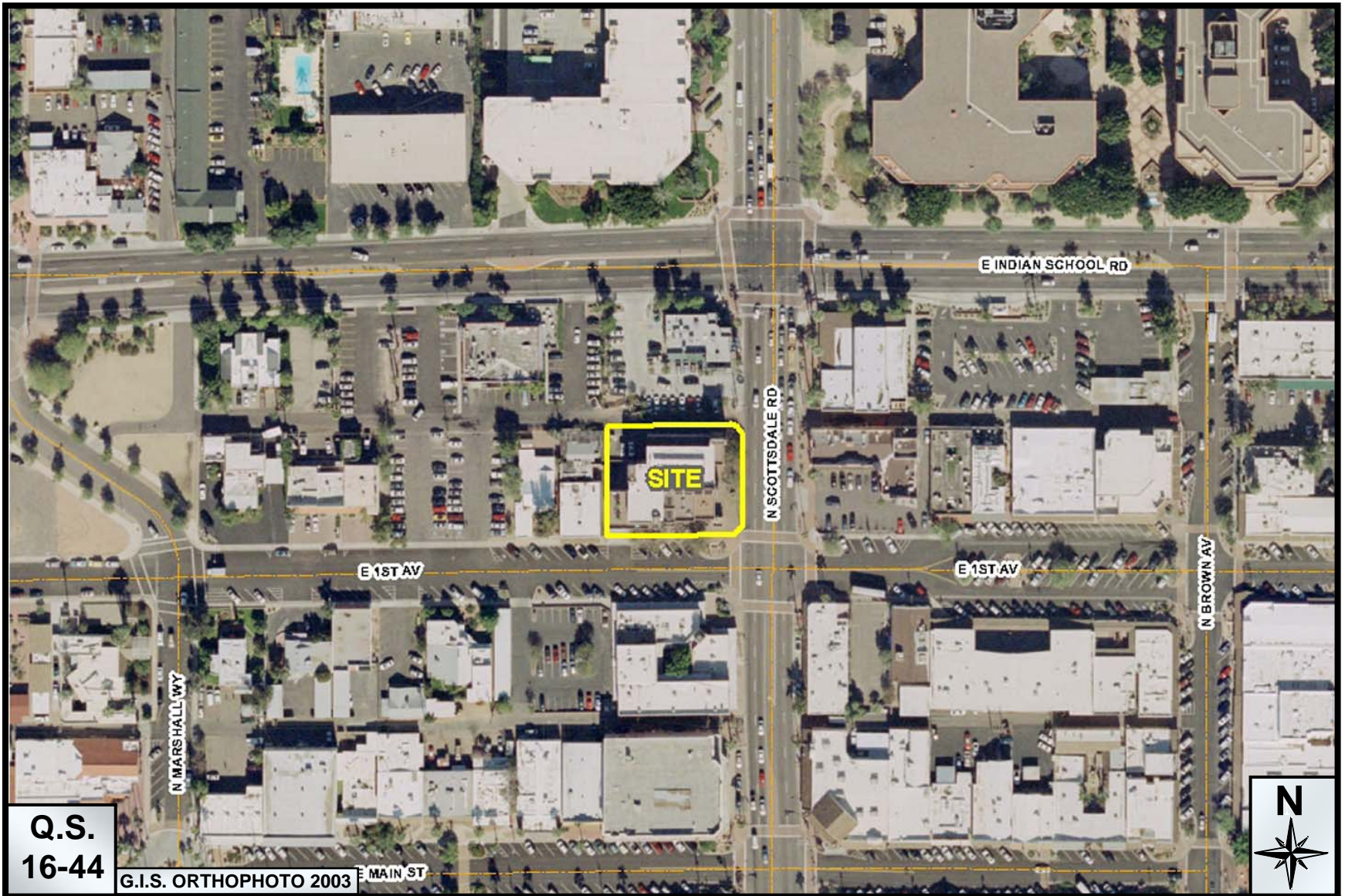
There is an existing 3 story office/retail building, with 1 level of parking below grade, currently on the site built in 1986. The proposal is to remove the exterior face of the building, and demolish the interior elements of the building down to the steel frame and floor slabs, retaining the elevator and some or all of the stairwells. The proposed build out would then be for a new mixed use of retail space on the ground floor and loft style condo's above. The proposal would expand the building envelope out towards the setback lines. Additional off site parking would be utilized for the additional required by the ground floor uses. Existing site circulation & drainage and landscaping would be maintained.

110-DR-2005

REV: 05/09/2006

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Q.S.
16-44

G.I.S. ORTHOPHOTO 2003

The 4020 Building

110-DR-2005

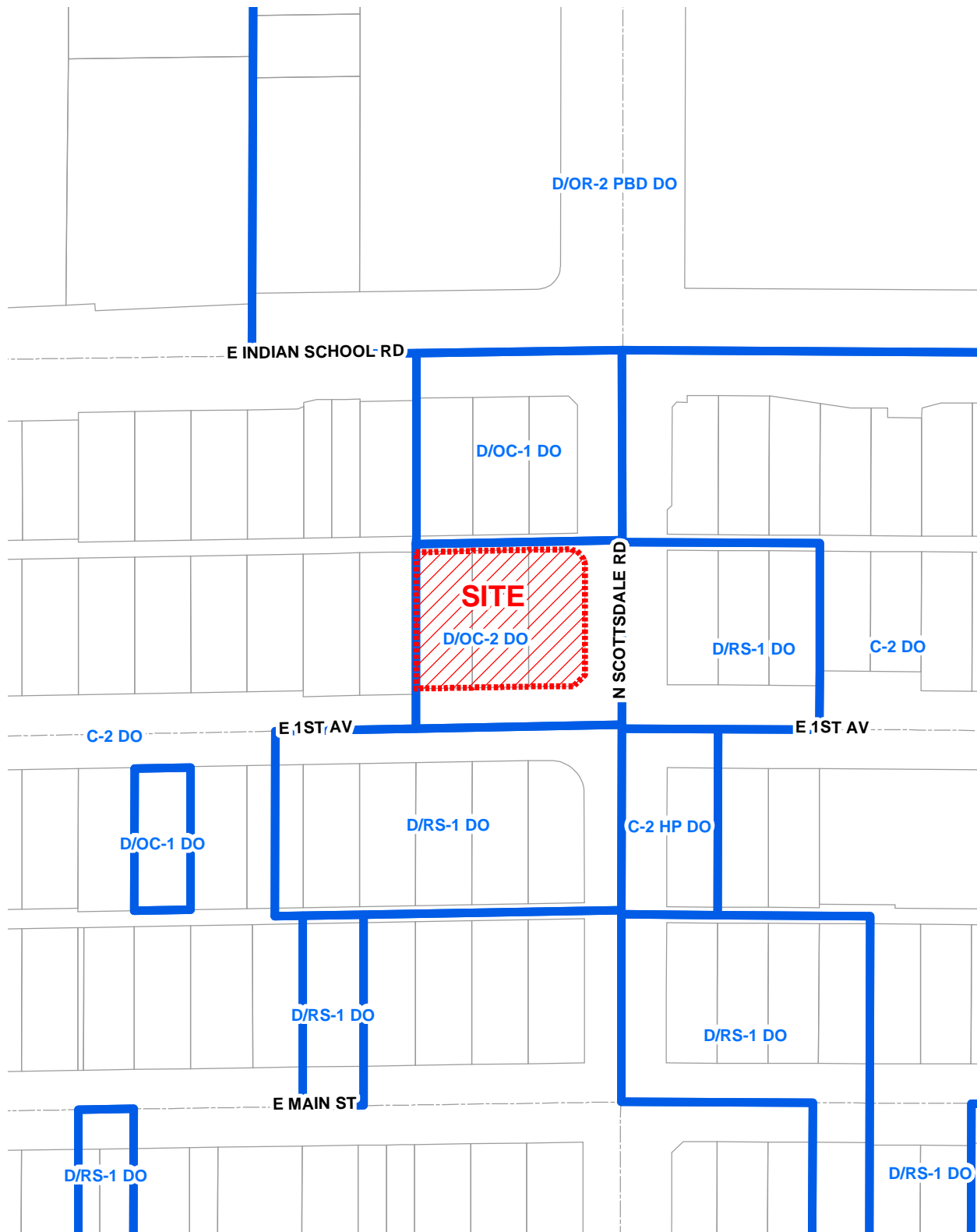
ATTACHMENT #2



The 4020 Building

110-DR-2005

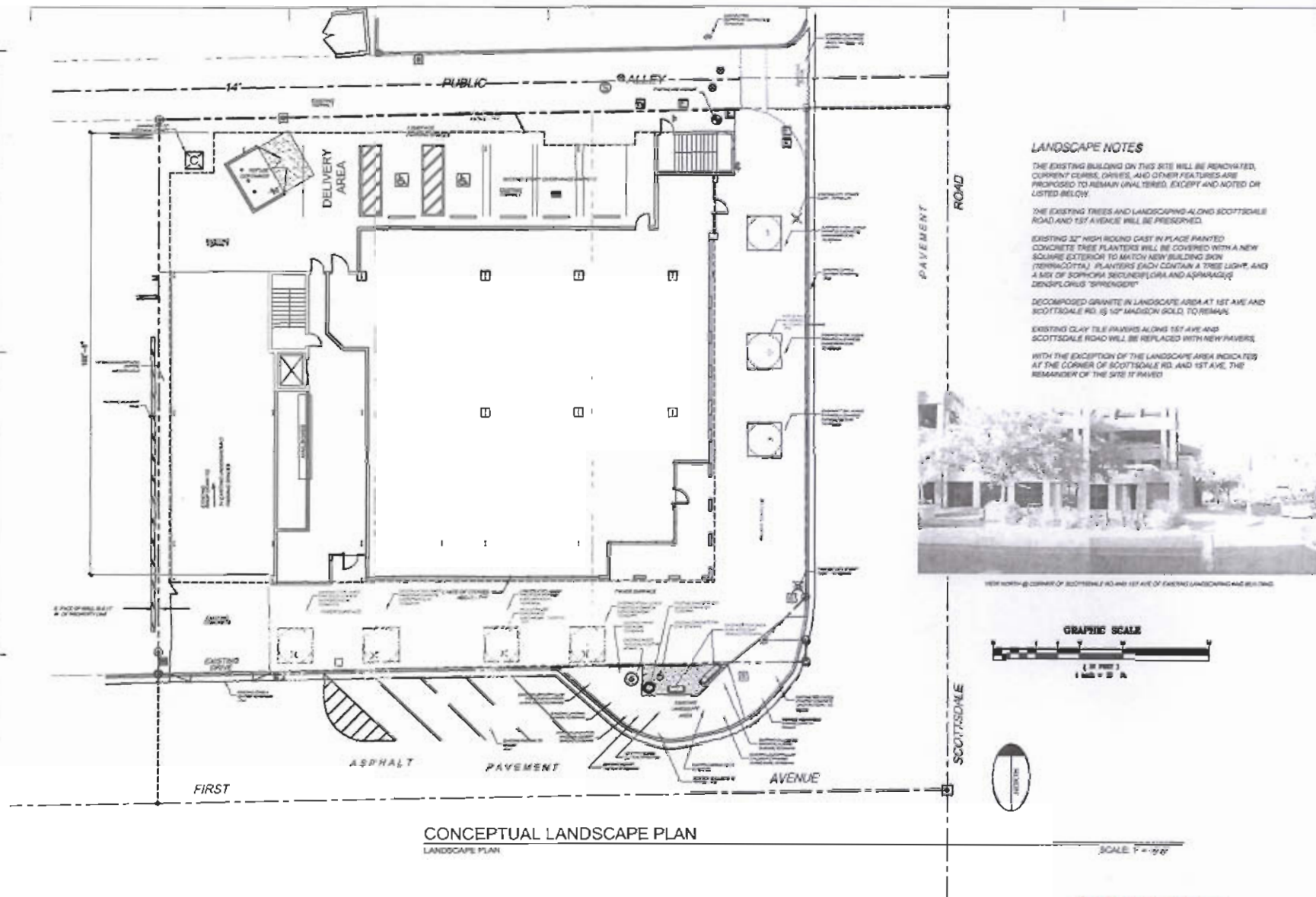
ATTACHMENT #2A



110-DR-2005

ATTACHMENT #3

I



110-DR-2005
REV: 6/16/06

ARCHITECT ON

PROJECT TEAM

ARCHITECT
LANDSCAPE ARCHITECT
ENGINEER
PLANNING
INTERIOR DESIGN
SCULPTURE

KEY PLAN

A MIXED USE
DEVELOPMENT
FOR:



The 4020 Building

4020 N. SCOTTSDALE RD.,
SCOTTSDALE, AZ



PLOT DATE: 6-14-06

L1
LANDSCAPE PLAN



CONCEPTUAL ELEVATIONS
FLOOR PLANS

110-DR-2005
REV: 6/16/06

SCALE: 3/32" = 1'-0"

ARCHITECTURE

PROJECT TEAM
ARCHITECT
110-DR-2005

A MIXED USE
DEVELOPMENT
FORM 1



**The
4020
Building**
4020 N. Scottsdale Rd.
Scottsdale, AZ

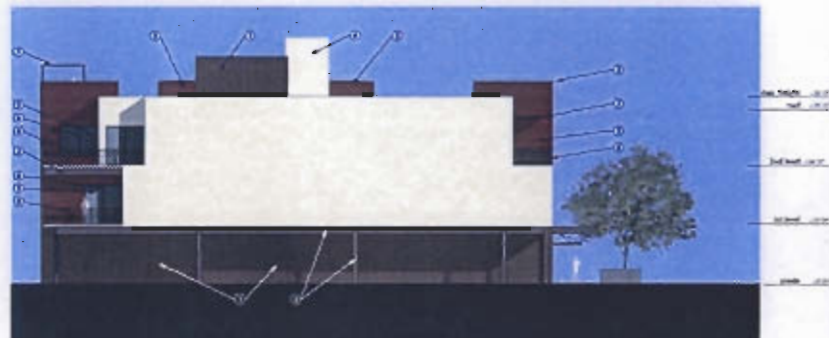


P-07 DATE: 05.11.06

**A5
BUILDING
ELEVATIONS**



NORTH ELEVATION
from alley



WEST ELEVATION
from adjacent property



EAST ELEVATION
from scottsdale road



SOUTH ELEVATION
from first avenue

- | | |
|-----------------------------|-------------------------|
| 1 BROWN BRICK | 6 BRONZE STOREFRONT |
| 2 PAINTED STEEL - PPG 525-7 | 7 TREX - WOODLAND BROWN |
| 3 HARDPLANK - PPG 223-7 | 8 CABLE RAILING |
| 4 STUCCO - PPG 810-3 | 9 ALUMINUM |
| 5 LOW-E GLAZING | |

110-DR-2005
REV: 6/16/06

ARCHITECTON

PROJECT TEAM

ARCHITECT
110-DR-2005

A MIXED USE
DEVELOPMENT
FOR



**The
4020
Building**

4020 N. SCOTTSDALE RD.
SCOTTSDALE, AZ



A6
ELEVATIONS

From: Meinhart, Robin
Sent: Thursday, June 01, 2006 12:16 PM
To: Lewis, Natalie N.
Cc: Fuller, Bonnie
Subject: RE: 4020 N. Scottsdale Road

The DR is 110-DR-2005 and it is still active/open. The DR hearing is slated for July 13, 2006. Case fact sheet link is attached, will forward this to Bonnie Fuller for inclusion in the case file.
<http://eservices.scottsdaleaz.gov/cases/casesheet.aspx?caseid=30701>

-----Original Message-----

From: Lewis, Natalie N.
Sent: Wednesday, May 31, 2006 5:34 PM
To: Meinhart, Robin
Subject: FW: 4020 N. Scottsdale Road

Hi Robin-- could you find out what the status is of this particular property ... scheduled or planned DRB review? Also, could you make sure this gets into the project file so that it is included in the eventual DRB packet? Thanks!
Nat.

-----Original Message-----

From: marilynn atkinson [mailto:marilynn.a@worldnet.att.net]
Sent: Tuesday, May 30, 2006 8:25 PM
To: Osterman, Kevin; McCullagh, Ron; Littlefield, Robert; Gawf, Ed; Ecton, Wayne; Lane, Jim; Manross, Mary; Dolan, Jan; Drake, Betty; Tony N; Mike Stevens; Terri Burud; Sue Salo; JoAnn Handley; Ron Smith
Subject: 4020 N. Scottsdale Road

Hello,

Many of have been waiting for another meeting with the developer of the 4020 N. Scottsdale Road building being redesigned on the northeast corner of Scottsdale Road and 1st Avenue. A point of entrance to Old Town is so critical to maintaining a sense of arrival.

It has been several months when we saw the "contemporary design" remake. Because this redo is located between Shipp Plaza and Starbucks, it did not fit. There were many unhappy campers.

It was clearly brought up the importance of how the design needs to fit the existing surrounding and not be a "look at me" building.

The developers GAVE THEIR WORD to all who was there they would come back to us in plenty of time (not a few days or a week before) going to DRB.

That is the last any of us have heard from them. Would you please check with the developer to see where this is in the process and if they plan on keeping their word?

PLEASE FORWARD THIS EMAIL TO THE DRB COMMISSION.

Look forward to hearing from you. Our thanks, M

cc: White Hogan, Foutz Indian Den

ATTACHMENT #7

From: Cummins, Mac
Sent: Thursday, June 01, 2006 1:46 PM
To: Fuller, Bonnie; Meinhart, Robin; Lewis, Natalie N.
Cc: Cookson, Frances
Subject: RE: 4020 N. Scottsdale Road

We put a **PLACEHOLDER ONLY** for July 13. Based on our review, this will most likely not be the time this project is heard at DRB. We do this before holidays and the summer break just in case a project is ready for hearing, it can be heard without a noticing problem.

Thanks.

Mac

-----Original Message-----

From: Fuller, Bonnie
Sent: Thursday, June 01, 2006 1:03 PM
To: Meinhart, Robin; Lewis, Natalie N.
Cc: Cummins, Mac; Cookson, Frances
Subject: RE: 4020 N. Scottsdale Road

Robin - a copy of the email has been placed in both the hard copy & electronic files.

Mac & Frances: I've also placed a copy of the email in our "Attachments" folder so it can be included with the report & attachments.
 Bonnie

-----Original Message-----

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Cc: Fuller, Bonnie
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It was clearly brought up the importance of how the design needs to fit the existing surrounding and not be a "look at me" building.

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That is the last any of us have heard from them. Would you please check with the developer to see where this is in the process and if they plan on keeping their word?

PLEASE FORWARD THIS EMAIL TO THE DRB COMMISSION.

Look forward to hearing from you. Our thanks, M

cc: White Hogan, Foutz Indian Den

From: Cummins, Mac
Sent: Monday, June 19, 2006 11:00 AM
To: Fuller, Bonnie; Cookson, Frances
Subject: FW: 4020
[For the case folder: Citizen Involvement; 110-DR-2005](#)

Thanks.

Mac

-----Original Message-----

From: marilynn atkinson [mailto:marilynn.a@worldnet.att.net]
Sent: Friday, June 16, 2006 9:31 PM
To: Cummins, Mac
Subject: 4020

Have been looking at the 4020 building (sideways of course). Changing to the brick is better and glass reduction better.

While it is difficult to see more details these are the things that come to mind:

So important covered walkways to lend to the pedestrian experience east and south needed.

Not clear about the setback.

While there are some stepbacks on the building it still remains mostly straight up.

Would need to see a sample of the brick color and size.

Are the windows set back in or flush with the building. Should be recessed.

Westside looks flat - like an after thought.

Has the developer considered the three surrounding buildings special detail elements. Starbucks, Shipp Plaza, Chase - Maybe something like soldiers style brick at each level.

On the ground level for retail is there a lower panel design so it would not have the glass running from top to bottom. See the windows on the Chase building.

Parking requirements are they a temporary fix or what. The Shipp family would be unhappy to have this buildings folks park in their lot.

4020 still says "look at me" not fitting the flow of the street south of Indian School but more like the offices building on the corners north of Indian School Road and Scottsdale Road.

The building still remains very contemporary and the planter boxes do not fit the streetscape.

Of course big trees would help hide a poorly designed building.

It was kind of you to let me know this building design was on line.

My best, M

The 4020 Building
4020 N. Scottsdale Rd.
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
Alley

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. Limited access

- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF Exist AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt, Ord-2, Res. SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: The 4020 Building 110-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Architekton with a received date of 6/16/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Architekton with a received date of 06/16/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Architekton with a received date of 6/16/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. *The Developer shall provide a private outdoor living space adjoining each residential unit of a minimum sixty (60) square feet in size with minimum dimensions of six (6) feet in each direction.*
- B. *Except as provided for in section 7.102, the maximum building height shall be 38 feet.*
- C. *All residential units shall be limited to 1 bedroom or studio units.*

ATTACHMENT B

SITE DESIGN:**DRB Stipulations**

10. *The Developer shall coordinate with the appropriate utility provider to move and/or screen existing transformers and utility equipment to reduce their visibility from Scottsdale Road and 1st Avenue to the satisfaction of City staff. All new transformers and utility equipment shall be screened and located appropriately to reduce off-site visibility to the satisfaction of City staff.*

LANDSCAPE DESIGN:**DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- D. *All species selected for planting on the site shall be selected solely from the Arizona Department of Water Resources (ADWR) Low Water Use / Drought Tolerant plant list.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
16. All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.
17. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

Carport Lighting:

The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

Landscape Lighting:

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

- 19. No exterior vending or display shall be allowed.
- 20. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
- 22. *The Developer shall submit for assemblage of the three parcels of the project site either by separate land assemblage application, or as a part of the condominium plat of the site, prior to final plans approval.*
- 23. *The applicant shall be limited to a furniture gallery (proposed use) or similar parking demand use (1 space per 500 square feet) on the ground floor. Any change to parking demand as a result of a change in tenant for this space may require the applicant to pay for in-lieu parking stalls through the in-lieu program.*

RELEVANT CASES:**Ordinance**

- E. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 94-ZN-1985, 208-DR-1985, 208-DR-1985#2, and 208-DR-1985#3.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
25. For this site, there is no change in the impervious area between pre and post development conditions. The existing site is comprised of parking lots and buildings. There is no existing stormwater storage facilities or basins on site.
26. The developer shall obtain a stormwater storage waiver prior to approval of final plans.
- F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- G. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Scottsdale Road	Major Collector	40 ft half street plus a 10 ft public access easement for a total of 50 feet. (33 ft existing)	Existing	Existing	Existing
First Avenue	Commercial Downtown	35 ft half street (35 ft existing)	Existing	Existing	Existing
Public Alley	Public Alley	10 ft half street (7 ft existing)	Existing	Existing	Existing

DRB Stipulations

27. No site driveways are allowed onto Scottsdale Road.
28. Coordinate Scottsdale Road improvements with Scottsdale Road streetscape project. Contact Dawn Coomer, City of Scottsdale.

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and

all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

- 29. The developer shall provide a minimum parking-aisle width of 24 feet.
- 30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 31. Provide bike parking.

Ordinance

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

- 32. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 33. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

REFUSE:**DRB Stipulations**

- 34. The developer shall provide at least one refuse enclosure. The refuse enclosure opening shall be oriented to face westward and at a 30 degree angle to the alley centerline, identical to the other existing refuse enclosures in the alley.
- 35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.
- 36. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- J. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

K. Underground vault-type containers are not allowed.

L. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

37. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

39. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

40. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
41. On-site sanitary sewer shall be privately owned and maintained.
42. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

N. Privately owned sanitary sewer shall not run parallel within the waterline easement.